

FOR SALE

Commercial Land & Home for Sale

Incredible Development Opportunity



34 JASPER MINE ROAD
COLCHESTER, VERMONT



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OVERVIEW

Welcome to 34 Jasper Mine Road – 11.61 acres right off exit 17 on interstate 89.

This property offers immense development opportunity with zoning allowing uses. Located less than 1 minute to interstate 89, and 8 minutes to Burlington.

The current structure holds an apartment upstairs and a business office on the 1st floor. The upstairs currently rents for \$1,425/month.

11.61 acres located in an A+ location. The land is overall slightly hilly with a mix of flat areas, rock ledge, and treed areas.

Permitted Uses- Single family, duplex, multifamily, residential care home, congregate housing, Bed & Breakfast, Home Occupations, Convenience store, Shopping Center, Retail sales, Retail Food Establishments, Greenhouse, auto accessory sales, Office/Medical office, Banks, Funeral home, Auto service, etc.

Conditional uses- Hotel/Motel, Extended Stay Hotel, Campground, Gas station, Supermarkets, Wholesale Establishments, Equipment sales, rental equipment, Car wash, etc.



34 JASPER MINE ROAD, COLCHESTER, VERMONT

SALE PRICE

\$1,100,000

PROPERTY TYPE

Single Family Home & Land

ZONING

GD4 C

PARKING SPACES

4 spaces

FEATURING

Beautiful views of Mount Mansfield

FOUNDATION

Stone

BUILDING INFORMATION

BUILDING SIZE: 1,750 +/- SF

BUILT: 1896 – 1902

STORIES: 2 Stories

SITE SIZE: 11.61 acre

CONSTRUCTION

Stone and Wood

ROOF

Asphalt shingle, metal.

WATER/SEWER

Well

FIRE PROTECTION

Fire alarms

TAXES

\$6,713.13

SEPTIC

1,000 Gallons



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NEDDE REAL ESTATE

747 PINE ST., SUITE 501, BURLINGTON, VT 05401

802.651.6888 | [NEDDEREAL ESTATE.COM](https://www.nedderestate.com)

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LAND PHOTOS



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BUILDING PHOTOS



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Existing
Conditions



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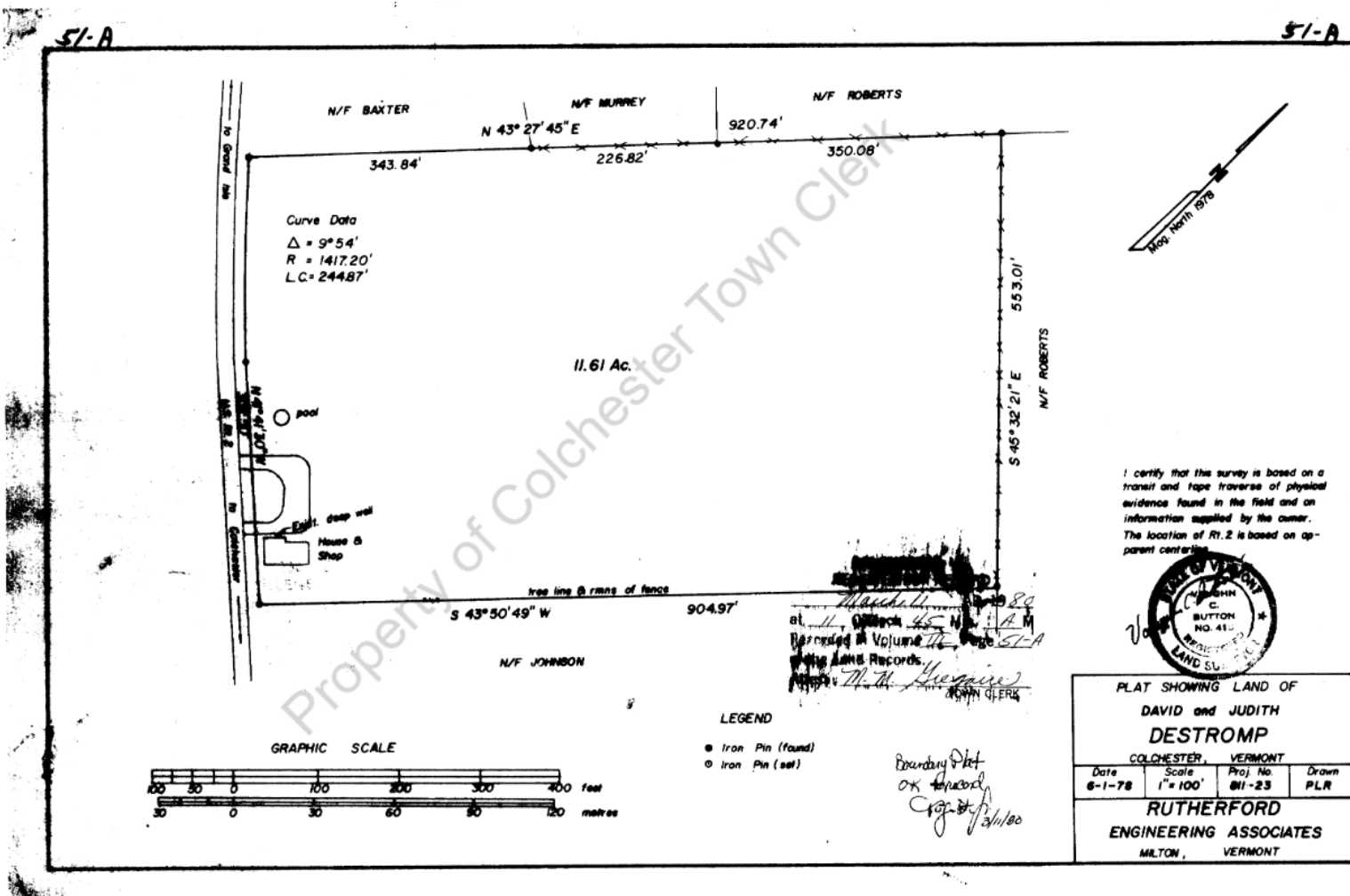
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SITE PLAN



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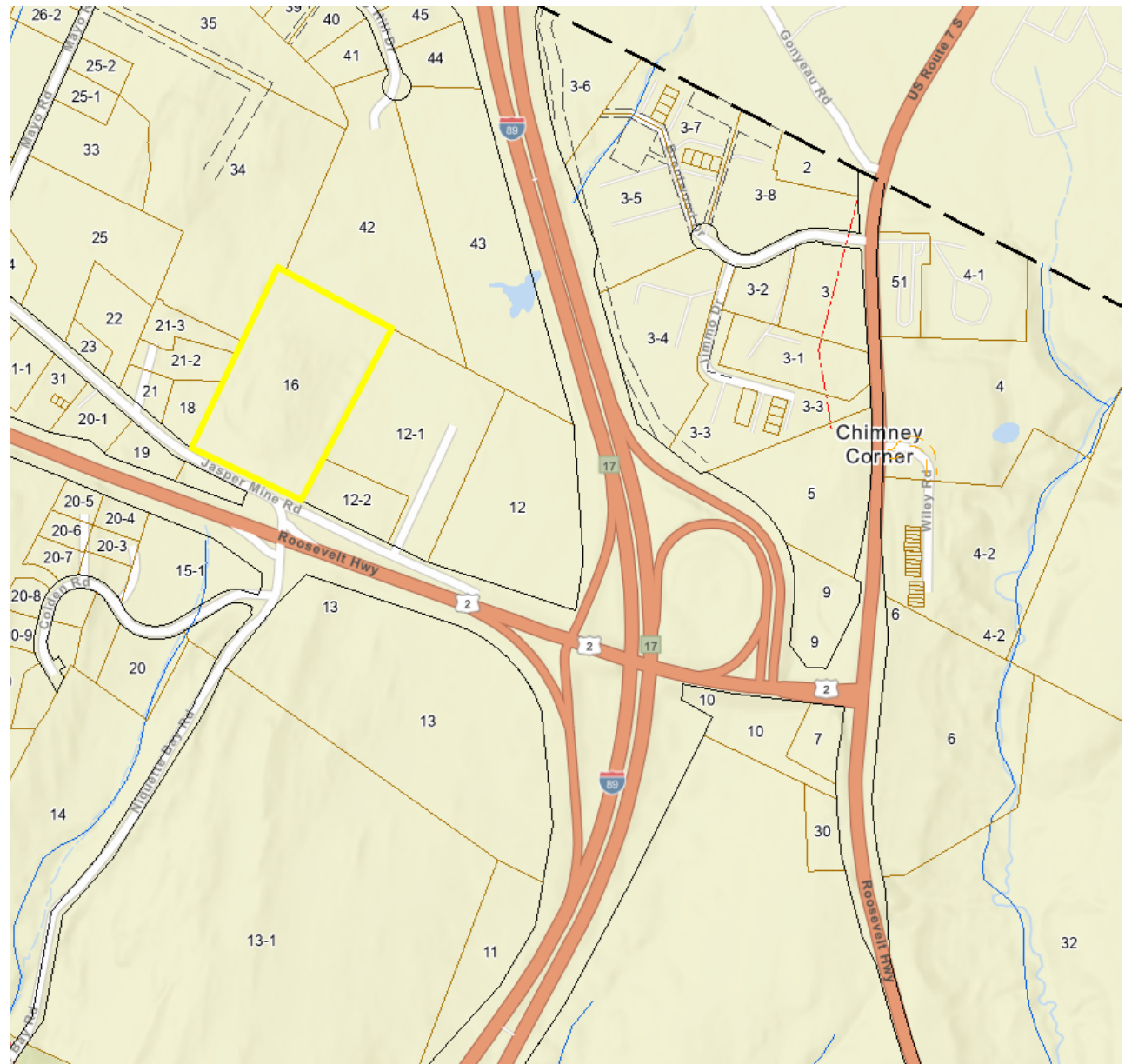
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Map



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